092.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,200 / 909,200
					USE VALUE:	909,200 / 909,200
					ASSESSED:	909,200 / 909,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNIFF MAUREEN C / TRUSTEE
Owner 2:	MAUREEN C CANNIFF REVOCAB
Owner 3:	DONALD J CANNIFF REVOCABLE TR
Street 1:	28 FABYAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANNIFF MAUREEN C/TRUSTEE -
Owner 2:	28 FABYAN STREET TRUST -
Street 1:	28 FABYAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 2991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	426,200		483,000	909,200
Total Card	0.207	426,200		483,000	909,200
Total Parcel	0.207	426,200		483,000	909,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.98 | /Parcel: 303.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59153

GIS Ref

GIS Ref

Insp Date 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0004.0

!7475!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,300	0	9,000.	483,000	909,300	909,300	Year End Roll	12/18/2019
2019	101	FV	301,700	0	9,000.	489,900	791,600	791,600	Year End Roll	1/3/2019
2018	101	FV	301,700	0	9,000.	365,700	667,400	667,400	Year End Roll	12/20/2017
2017	101	FV	301,700	0	9,000.	331,200	632,900	632,900	Year End Roll	1/3/2017
2016	101	FV	301,700	0	9,000.	317,400	619,100	619,100	Year End	1/4/2016
2015	101	FV	290,100	0	9,000.	269,100	559,200	559,200	Year End Roll	12/11/2014
2014	101	FV	290,100	0	9,000.	255,300	545,400	545,400	Year End Roll	12/16/2013
2013	101	FV	290,100	0	9,000.	242,900	533,000	533,000		12/13/2012

PRINT

Date	Time
12/10/20	22:06:27

LAST REV

Date	Time
12/04/19	13:57:22

jorourke

7475

USER DEFINED

Prior Id # 1:	59153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANNIFF MAUREEN	71912-1	1	11/20/2018	Convenience	1	No	No		Donald J Canniff dod 2/27/2019
CANNIFF DONALD/	26803-450		11/5/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2003	269	Redo Bat	8,000	C				
6/5/2000	412	Alterati	2,000	C				
9/9/1998	650	Addition	60,000	C				ADD ROOM + 24X40 G

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	Info At Door	BS	Barbara S
4/16/2009	Measured	197	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	5									483,002						483,000	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,002 | Spl Credit | Total: 483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.00105309
Const Adj.:	0.98782039
Adj $ / SQ:	133.496
Other Features:	110049
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523568
Depreciation:	97384
Depreciated Total:	426185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

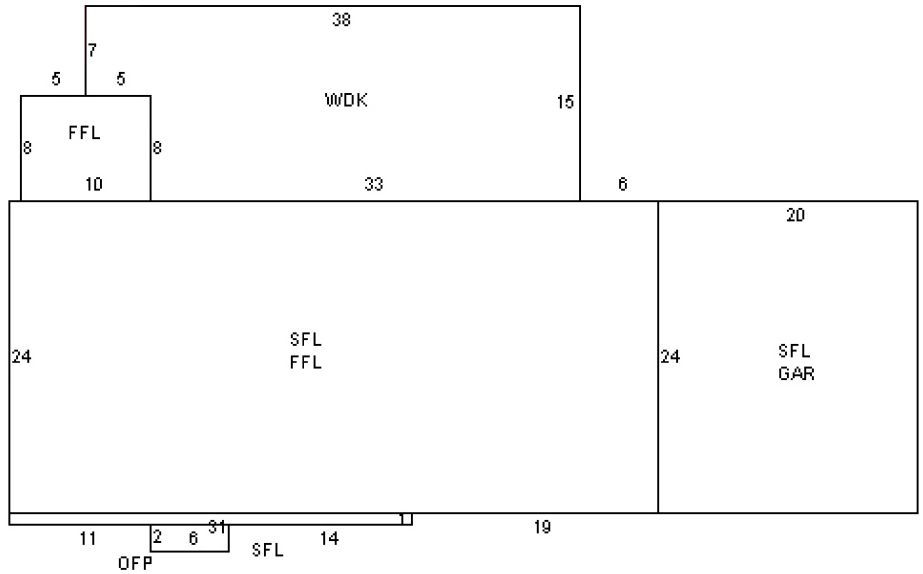
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.50
Special Features:	0	Val/Su Net:	106.20
Final Total:	426200	Val/Su SzAd	142.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,711	133.500	228,412
FFL	First Floor	1,280	133.500	170,875
WDK	Deck	530	7.790	4,129
GAR	Garage	480	19.960	9,582
OFP	Open Porch	12	43.460	522
	Net Sketched Area:	4,013	Total:	413,520
Size Ad	2991	Gross Are	4013	FinArea 2991

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc